

Cooke's Row, Villa No. 3  
3013 Q Street, N.W.  
Washington (Georgetown)  
District of Columbia

HABS No. DC-182

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PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Office of Archeology and Historic Preservation  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

COOKE'S ROW, VILLA NO. 3

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Location: 3013 Q Street, N.W., (Georgetown), Washington, D.C.  
This building is the eastern half of the third villa from the left of Cooke's Row on the north side of Q Street (formerly Stoddert). Originally called villa number 3, Cooke's Place.

Present Owner: Col. and Mrs. Robert Evans

Present Occupant: Same

Present Use: Private Residence

Statement of Significance: In its park-like setting, Cooke's Row forms an impressive series of large scale, formal Victorian mansions. Of the four double villas, 3013 and 3015 Q Street specifically represent the Italianate style.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners: The building is located in Square 1282, lot 803 (formerly Square 112, lot 3 of Beall's addition to Georgetown). The following is an incomplete chain of title to the property. The references are to the Recorder of Deeds, Washington, D.C.

1792 Deed June 13, 1792, recorded June 16, 1792 in  
Liber A folio 117  
George Beall and wife  
To

Thomas Beall

"all that part of a tract of land known as the 'Rock of Dumbarton' adjoining Georgetown, divided by the first branch north of Georgetown thence down with said branch to Rock Creek; thence down the West side of said Creek and all that part that layeth south of the beginning of the before mentioned branch and the West side of Rock Creek..."

1798 Deed June 12, 1798, recorded August 24, 1798 in  
Liber D folio 67  
Thomas Beall  
To  
William Craik

Part of the Rock of Dumbarton containing 10 and 5/8 acres, including land from the north side of Back St. (Stoddert, now "Q") north to Road Street (now "R") next to part of the Rock of Dumbarton sold to Brook Beall.

- 1808 Deed March 10, 1808, recorded June 22, 1808 in  
Liber U folio 76  
Edmund J. Lee, Executor of the will of William Craik  
To  
David Peter
- 1836 Deed March 10, 1836, recorded April 21, 1836 in  
Liber WB 61 folio 82  
William Ramsey and wife  
James Peter and wife  
George H. Peter and wife  
James Beverly and wife  
To  
John Marbury  
Conveys 8 acres of land lying in Georgetown  
fronting on Stoddert, Washington and Road Streets  
known as Peter's Grove, the residence of David  
Peter and his family after his death
- 1844 Deed June 6, 1844, recorded June 8, 1844 in  
Liber WB 109 folio 193  
John Marbury, Trustee  
To  
John Carter
- 1867 Deed in Trust June 13, 1867, recorded July 9, 1867 in  
Liber ECE 10 folio 419  
John Carter O'Neil  
To  
William G. Moorhead  
"In trust to secure payment of four promisory  
notes given by said Moorehead to said O'Neil dated  
May 15, 1867, for \$9,375 for deferred purchase and  
on payment of said sum, to hold in trust for the  
sale and separate use of Laura S. Cooke, wife of  
Henry D. Cooke..."

1869 Deed February 2, 1869, recorded February 24, 1869 in  
Liber D 6 folio 360

William G. Moorhead, Trustee  
Laura S. Cooke

To

Charles M. Keyser

Recites that Charles M. Keyser and his heirs "shall not erect nor suffer to be erected on said premises any out building or out buildings whatsoever except a stable to be built in blocks of two upon the dividing line of said premises, said stable to be not higher than 12' to the square and to be of the same style of architecture as the house now erected on said lot."

Deed July 10, 1869, recorded July 29, 1869 in  
Liber D 11 folio 458

Charles M. Keyser

To

Alexander R. Shepherd

Deed October 18, 1869, recorded October 19, 1869 in  
Liber D 14 folio 231

Alexander R. Shepherd

To

Charles M. Keyser

1870 Deed February 16, 1870, recorded March 9, 1870 in  
Liber TR 6 folio 271

Charles M. Keyser

To

Stephen Flanagan

1876 Deed November 8, 1876, recorded March 1, 1877 in  
Liber 846 folio 178

Stephen Flanagan et ux Amanda

To

Joshua A. Ellis

Deed December 27, 1876, recorded February 28, 1877 in  
Liber 844 folio 239

Joshua A. Ellis

To

William H. Barnard

- 1879 Deed May 1, 1879, recorded May 5, 1879 in  
Liber 909 folio 347  
William H. Barnard  
To  
Henry D. Cooke and Laura S. Cooke
- 1881 Deed May 25, 1881, recorded June 21, 1881 in  
Liber 976 folio 105  
William E. Chandler,  
William M. George, Jr., Trustees  
To  
Van H. Higgins  
Sold for default under trust
- 1885 Deed August 22, 1885, recorded September 1, 1885 in  
Liber 1139 folio 325  
Van H. Higgins and wife Lena M.  
To  
Helen Young Shepperd  
Villa #3 in Cooke's Row
- 1909 Deed May 8, 1909, recorded May 11, 1909 in  
Liber 3238 folio 42  
Randolph Clay Murphy  
To  
Aurelia Augusta Murphy  
Devisee under the will of Helen Young Shepperd
- 1911 Deed December 8, 1911, recorded January 5, 1912 in  
Liber 3486 folio 322  
J. Holdsworth Gordon,  
William H. Good, Trustees  
To  
Watson Clark  
Sold under decree passed October 5, 1909 in Equity  
Case 28585
- 1912 Deed January 3, 1912, recorded January 7, 1913 in  
Liber 3587 folio 288  
Watson Clark  
To  
John Blake Gordon  
Erskine Gordon

1914 Deed May 18, 1914, recorded May 18, 1914 in  
Liber 3720 folio 31  
John Blake Gordon  
Erskine Gordon  
To  
George L. Nicholson

1950 Deed October 16, 1950, recorded October 19, 1950 in  
Liber 9322 folio 412  
George L. Nicholson  
To  
Earl L. Packer and wife Iris

1958 Deed June 23, 1958, recorded July 18, 1958 in  
Liber 11075 folio 373  
Earl L. Packer and wife Iris  
To  
Robert F. Evans and Jane R. Evans

2. Date of erection: The Evening Star, June 30, 1868 gives the following information: "Messrs. Starkweather and Plowman, the accomplished architects, engineers and surveyors of Washington, some months since commenced the construction of eight first-class cottage villas located on Stoddert Street on the south side of and adjoining the beautiful grounds of Henry D. Cooke, Esq. on the famed Heights of Georgetown."

3. Architect: Starkweather and Plowman.

4. Original plans, construction, etc: None known.

5. Alterations and additions: None.

6. Important Old Views: None Found

B. Historical Events Connected with the Structure:

1. Washington City directories provide the following tenant information:

1878-79	Henry D. Cooke
1886-1908	John Shepperd
1915-48	George Nicholson
1954	George Nicholson
1958	Colonel Robert Evans, USA, ret.

2. Henry David Cooke (1825-1881), after running a newspaper in Ohio, came to Washington during the Civil War to manage the office of Jay Cooke and Company. This was one of the most prominent banking firms of the period, and had been found by his brother. Henry Cooke was responsible for having Congress authorize the construction of the first street railway in the District and became the president of the Georgetown Street Railway Company in 1862. Shortly thereafter he resigned to become president of the First National Bank of Washington. President Grant appointed Henry Cooke the first territorial governor of the District in 1871; he resigned from this position in 1873 because of the failure of the firm of Jay Cooke. Cooke's own Georgetown residence was the Dodge House at 30th and Q Streets, which he purchased from Francis Dodge, Jr. in 1867. According to legend, he built Cooke's row to established residences for his twelve children. (Dictionary of American Biography, vol. IV, pp. 382-383)
3. The Georgetown Assessments of 1871 (National Archives Microcopy 605, Group 351, roll 13) show an assessment on the land for each of the villas at \$1200 and the value of the improvements at \$10,000.
4. The following description of the villas is taken from The Evening Star, June 30, 1869.

"These beautiful residences are set back from the street 25 feet upon lots 43' x 140' deep, thus affording beautiful front and side yards, which will be graded two feet (three steps) above the sidewalk, and terraced up from a level, leaving a walk inside the front fence, which fence will be composed of a 2 foot high faced brick wall with a neat iron railing.

The buildings will be elevated above the terrace four feet to the principal floor and are two stories and French attic high for four of them in the French style of architecture, in the Italian style.

The houses contain each two parlors, connected with sliding doors, a library, a dining room, butler's closet, servant's hall, and stairs, with all modern improvements and appurtenances (besides the spacious hall and stairs opening on tasty porches) in the principal stories which are twelve

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GEO  
105-

feet high in the clear. The kitchens which are located in the basement, are ample, and communicate directly with the butler's closet, adjoining the fine diningroom, by means of a dumb-waiter. The kitchen and butler's closets have every convenience and are supplied with hot and cold water as also are the bathrooms in the second stories.

The second story of each house, 11 feet high, contains four fine chambers, closets, water closets, bathroom, dressing-room, servants' hall stairs, etc. while the attics have each 4-5 good chambers. There is a cellar under each house its entire size.

These villas are of brick and are to be painted some warm mellow tint and sanded. The walls are open, with a 3-inch air space from the bottom of the cellar to their tops, thus securing a dry house in wet weather, and warm one in cold weather and cool one in warm weather. All the exterior decorations, except the main cornices, will be formed of fancy moulded bricks, similar to the dressing of the Theological Seminary in Fairfax County, Va., which was designed and built by Mr. Starkweather of this firm just before the Rebellion.

The outline of these superb residences is varied and picturesque while the details are constructed and arranged in a manner displaying great skill and refined taste in art of design both as pertains to grace and ease of outline originality, novelty and effective beauty in detail; but also great economy of outlay, a very important item in the District. These houses cannot be surrounded and hemmed in on either side and they adjoin the beautiful and picturesque grounds of Mr. Henry D. Cooke who is also having constructed by the same gentlemen one of the most spacious and elegant mansions this side of Philadelphia."

Prepared by Ellen J. Schwartz  
Architectural Historian  
Commission of Fine Arts  
August, 1968



PART II. ARCHITECTURAL INFORMATION:

A. General Statement:

1. Architectural character: 3013 - 3015 Q Street are numbers three and four of the eight units of the famous Cooke's Row. Two units at each end of the row are in the French Second Empire Sytle while the other four units including 3013-15 are in the bracketed Italianate Villa style. As fine examples of this mode 3013-15 are significant in Georgetown. As representative of the Victorian desire for convenience and the picturesque this house, and the entire row, are important. The concern for utility is evident from circulation features such as the dumb-waiter or the servant stairway or in special appurtenances such as indoor plumbing or storage closets. This basic provision for use is matched by romantic desires for a house set in a park amid rich foliage. Variety is a key concept of the picturesque and this is evident in several ways. Each floor is differentiated by changes in floor to ceiling height and differences of detail, while modulations of scale and shape give to each unit of fenestration a specialized form for a particular position in the elevations.

It is as a whole however that Cooke's Row achieves its greatest importance. The sum here is much greater than a mere addition of its parts. Few other residential groups of the Victorian period reveal as well the age's cultivation of picturesque siting and variations on a theme as well as do these.

2. Condition of fabric: 3015 is in a good and 3013 in a good-excellent state of repair. Both halves of this building however, have been altered somewhat. 3013 has had a kitchen addition at the north and a rectangular projection added to the east side of the sitting room. It also appears that the interior has been altered in the second quarter of the 20th century to include neo-classic wood mantelpieces and a first floor hallway arch. 3015 has added a garage with patio deck at the first floor elevation to the west of the living room in the mid-20th century. A two story rectangular brick section has been added to the west end of the dining room probably at the beginning of the 20th century, and one story kitchen has

been added at the rear (north). The main rooms of the interior are much less changed than 3013 except for the removal of the original 19th century front marble fireplace in the living room and the substitution for it of a smaller Victorian one.

B. Description of Exterior:

1. Overall dimensions: 3013 and 3015 Q Street are numbers three and four respectively of Cooke's Row located on the north side of Q Street between 30th and 31st Street and with the party wall approximately 205' along Q Street from the center line of 30th Street. The two and one half story brick double house has an 48' street front (south) and a depth of the 19th century portion of about 73'.
2. Foundations: Brick bearing wall of the house is of common bond with header rows every six to eight courses. The wall is enriched with several 19th century ornamental features. The first of these is a bracket supporting belt course at the sill level of the attic windows. The band itself is of standard and molded brick, while the chamfered lower edge sills appear to be of stone. At the first floor line a three course water table of molded brick gridles the building. Additional features are two types of window hood molds for the second floor windows. These are 8" wide segmental arched bands over the paired windows at the south, east and west elevations. At each pair of windows the bands are terminated by three molded brick hoods. This theme is continued by similar 4" wide brick bands over the single windows at the second floor over the entry doors.

It has been reported that these buildings were painted with pastel shades from the beginning. At present 3013-15 is a light yellow.

4. Framing: Framing is not visible but is almost certainly of wood. Evidently the main staircases are both cantilevered from a series of single beams running through the party wall.
5. Porches, stoops, bulkheads, etc.: The house is approached by a flight of brick steps the full width of central south facade recess. The nine risers are topped by 20th

century flagstone treads and the steps are provided at the center and each side with 20th century black painted railings.

To the north of the dining room of 3015 a set of 7 risers descends from west to east to the basement. A similar arrangement does not exist at the east half of the house.

Above the entry at the south elevation at the second floor line is a balcony with four metal brackets and metal railings which appear to be of 20th century date.

6. Chimneys: Each half of the house has two chimneys; one double size at the east-west wall between the library and the parlor and one single chimney at the south half of the outer wall of the parlor. Above the roof line the two chimneys of 3013 appear to be in nearly original condition while those at 3015 have been greatly altered. Those at 3013 are approximately 2' x 4' 6" and 2' x 2' 8" respectively. Both have ornamental caps in the form of molded brick dentil bands and a standard brick 5 course cap.
7. Openings:
  - a. Doorways and doors: The main entry door at the south elevation has a semicircular headed masonry opening about 5 1/2' wide. The doors themselves are two 2' 7" x 8' wood two panel center closing units with one of these panels a large rectangular light. The doors are topped by a semicircular transom and a brick arch of 8" voussoirs. At 3013 the fan light appears to be of early 20th century date, while that of 3015 is a 19th century colored glass lunette.

Thresholds of both entry doorways are of cast iron,
  - b. Windows and shutters: Fenestration throughout the house varies considerably in form and scale. Those at the first floor are semicircular headed 3/2 lights double-hung sash. The 3' wide floor-ceiling windows with the stool at 7" from the floor are paired except

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105-

for the triple windows at the bay in the dining room. The top half of each window has a pair of lancet windows and a single lunette. The head of these windows is bridged by a brick voussoir arch and a sill formed by the water table.

Second floor windows are low segmental headed 2/2 lights double hung sash. They are also 3' wide and are semi-floor-ceiling height with the stool at 2' 2" from the floor. Those at the east and west elevations have stone sills supported by molded brick brackets.

Third floor windows at the south elevation under the projecting gable end consist of 3' semicircular headed 3/2 light double-hung sash flanked by a 1' 8" x 3' 8" 1/1 light semicircular headed double-hung sash.

In the large cupola over the central portion of the house are 16 (4 per side) semicircular headed 1' 3" x 5' 2" 1/1 light double-hung sash.

8. Roof:

- a. Shape, covering: The basic roof shape is an "H" with two low pitched gabled roofs with a north-south ridge crossed by an east-west gable at the north end of the house. To the south of the crossing is a large cupola approximately 14' square with a low pitched hipped roof. The covering of the roofs is standing seam metal.
- b. Cornice, eaves: As normal appurtenances of the Italianate mode there are numerous roof brackets. Under the overhanging gabled roof ends and edges are pairs of 3 1/2' tall brackets. They are scrolling brackets with turned drips and are attached to the brick belt course at the attic story sill level.

For the wooden framed cupola, the widely projecting roof is supported by three single 5' 6" tall and two 1' tall wood brackets at each side.

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DC  
GEO  
105-

- c. Dormers, cupolas, towers: One major feature of the house is a large centrally located cupola. It is divided by the north-south party wall into two spaces. 6' x 12' and is reached by a flight of steps from each half of the house.

The dormer over the doorway bay of 3015 is a 20th century intrusion.

C. Description of Interior:

1. Floor plans: The basic plan of each half of the "cottage villa" is a simple row house type with full depth stairhall at the party wall, and along the side a series of rooms staged from more public at the south to less public to the north. The 12' tall first floor contains a parlor, a sitting room, a dining room, a butler's closet and a kitchen addition.

The second floor of 3015 contains three bedrooms and a bath at the southeast corner at the main level and a library and a bath on the lower floor level (about 3 1/2' lower) over the butler's closet at the north.

The third floor of 3015 has four bedrooms and a bath at the southeast at the end of the hall.

The full basement contains laundry and storage rooms at present, and probably originally housed a kitchen. This would have been connected to the butler's pantry above by a dumbwaiter about 1 1/2' square, the shaft of which is still to be seen in 3013.

2. Stairways: There are three sets of stairs for the house; a main set at the entry hall, a set of servant stairs, and a stairway to the cupola. The 3' wide main stair built against the party wall at the central section of the side hall has two straight runs up from south to north to the second and third floors. That to the second is twenty-one 7 1/2" risers and that to the third is eighteen risers.

At the wall between the dining room and the hall is a set of double corner winder service stairs from the first floor to the second floor and to the basement. Those to the second level are fifteen 8" risers up from south to north to the level of the room over the butler's closet

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DC  
GEO  
105-

and back from north to south five risers to major second floor plane. In contrast to the free open aspect of the main staircase this set of stairs is narrow, winding and completely enclosed.

The cupola is reached by a 2' 5" stairway at the front third of the stairhall against the party wall. It is completely enclosed and ascends eighteen 9" risers in a straight run from the third floor.

Detail features of the main stairway include a continuous dark wood railing with extremely long sections up to 14' in length, one large carved newel, polygonal and circular ringed balusters, and floral wood appliqué blocks at the tread ends.

3. Flooring: The original pine flooring is best preserved in 3015. 3013 has had narrow board flooring added in the early 20th century.
4. Wall and ceiling finish: Walls and ceilings throughout are painted plaster.
5. Doorways and doors: Doors vary in size from 2' 10" x 8' four panel heavy wood doors at the first floor, to 2' 10" x 7' 5" four panel heavy wood doors at the second floor, and third floor doors 2' 6" x 6' 4" of the four panel type.

In addition, specialized doorways on the first floor (seen nearest to original condition in 3015) include a large 5' 7" opening from the hall to the parlor and a pair of two panel sliding doors in the 3' 10" opening between the dining and sitting rooms.

6. Decorative features and trim: Wood door and window trim varies considerably from floor to floor. That at the first floor is 7 1/2" wide with a torus molded edge, while at the second floor it is 7" wide and is of a different flat edged type. At the third floor a simple 4" trim is used.

Molded top baseboards at the first and second levels are of the same type and are 1' 1" and 10" in height respectively.

Additional first floor trim includes a picture mold in the parlor at approximately 1' 8" from the ceiling and a 6" cornice mold at the ceiling in both the sitting room and the dining room.

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DC  
GEO  
105-

7. Notable hardware: Some 19th century porcelain knobs and brass hardware are still in place in both 3013 and 3015.
8. Lighting: The lighting fixtures are generally of 20th century date and none appears to have been a part of the house in the 19th century.
9. Heating: 19th century mantelpieces which appear to be original to the house are present in 3015 while those at 3013 seem to be early 20th century additions. The major mantelpiece of 3015 (now removed) is in the parlor at the west wall. It is 5' 8" x 4' 5" high of gray-green streaked marble with a 1' 1" x 6' 3" mantel shelf. The brick fireback opening is framed by two free-standing marble columns with Corinthian floral caps and bases both in white marble. The north fireplace in the parlor is paint covered stone and is 4' 8" x 4' high with a 5' 6" x 11" mantel shelf. The semicircular headed fireplace opening has a carved floral keystone and spandrels carved into single panels.

At the second floor front bedroom (south) a fireplace at the west wall has a stone mantelpiece 4' 6" x 3' 9" high with a 5' 1" x 1' mantel shelf. The semicircular headed fireplace opening has a carved keystone block and the mantelpiece is framed by a 1/2 round edge band. The two other fireplaces at the second floor are both of wood and are located at the north wall of the bedroom over the dining room and at the south wall of the bedroom over the sitting room.

20th century central heating has radiators placed in every room.

#### D. Site:

1. General setting and orientation: 3013-15 Q Street as units three and four of Cooke's Row, share the features of siting prescribed for the whole row. They are set back approximately 25' from the public walk and are given wide side yards at both the east and the west. Because each building is placed on an earth platform with a 2' retaining wall at the sidewalk and is reached by a flight of nine steps above this level, each seems surrounded by yet dominating, the surrounding landscape.

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GEO  
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2. Enclosures: At the north edge of the rear yard is a 4' brick retaining wall. Both rear yards are edged on the east and west by 20th century wood fences from 5' - 7' in height. There are no traces of the iron fence on the 2' brick retaining wall at the public sidewalk that was reportedly a part of the 19th century structure.
3. Outbuildings: The only out building is a mid-20th century basement level garage addition and patio deck to the southwest of 3015.
4. Walks: The house faces onto a concrete public sidewalk. A 7' wide concrete walk connects each set of entry steps with the street. To the east of 3013 at 12' from the house a concrete walk runs from the rear yard to a concrete paved parking area at the public sidewalk.
5. Landscaping: The rear and side yards of 3013 are lawn areas while that of 3015 has a 20th century flagstone paved patio for the rear yard and to the west of the dining room.

At the south elevation many trees and shrubs fill in the area between the sidewalk retaining wall and the facade.

Prepared by William P. Thompson  
Architect  
Commission of Fine Arts  
July, 1968